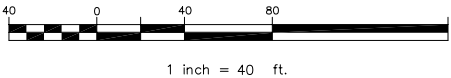


COUNTY OF SAN DIEGO TRACT NO. 5350  
PRELIMINARY GRADING PLAN

TM 5350 LOG NO. 03-02-070

GRAPHIC SCALE



LEGEND

- DIRECTION OF FLOW
- BROW DITCH
- SWALE FLOW
- SPOT ELEVATION
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- DAYLIGHT LINE
- 2:1 CUT/2:1 FILL SLOPE
- PRO. RETAINING WALL
- PRO. SEWER MAIN
- PRO. WATER MAIN
- PRO. GRASS LINED SWALE
- PRO. DETENTION BASIN
- PRO. GRASS BUFFER STRIP
- PRO. RIPRAP
- PRO. SPLASH WALL
- PRO. 10' WIDE PATHWAY

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER, DISTANT THEREON, SOUTH 0°40' 40" EAST 140.00 FEET FROM NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SAID POINT BEING AN ANGLE POINT IN THE BOUNDARY OF LAND DESCRIBED IN PARCEL 1 OF DEED TO REX W. JACKSON, ET AL, RECORDED JULY 13, 1977 AS FILE NO. 77-278416; THENCE ALONG SAID BOUNDARY, SOUTH 89°49' 40" EAST 230.48 FEET; AND SOUTH 0°41' 30" EAST 40.00 FEET TO POINT "A" OF THIS DESCRIPTION; THENCE CONTINUING, SOUTH 0°41' 30" EAST 273.00 FEET; THENCE NORTH 89°49' 40" WEST 230.56 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE RETRAICING THE LAST TWO ABOVE DESCRIBED COURSES TO SAID POINT "A"; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LAND OF JACKSON, ET AL, SOUTH 89° 49' 40" EAST 215.00 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN PARCEL 1 OF DEED TO RONALD D. JAMES, ET UX, RECORDED APRIL 1, 1977 AS FILE NO. 77-118928; THENCE ALONG THE WEST LINE OF SAID LAND OF JAMES, SOUTH 0°41' 30" EAST 510.25 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LAND OF JAMES, NORTH 89°47' 20" WEST 445.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE, NORTH 0°40' 40" WEST 236.96 FEET TO THE TRUE POINT OF BEGINNING.

RESERVING THEREFROM AN EASEMENT FOR ROAD AND UTILITY PURPOSES AND INCIDENTALS THERETO, OVER, UNDER, ALONG AND ACROSS THE SOUTHERLY 30 FEET THEREOF.

ASSESSOR'S PARCEL NO.

106-362-03

BENCH MARK:

N.E. COR. SEC. 30, T9S, R4W, SBM  
COUNTY OF SAN DIEGO CONTROL  
STATION # 093W107, 2" IRON PIPE  
& DISC STAMPED L3 4391  
EL=769.53 MSL (NGVD 29)

TOPOGRAPHY:

EXISTING TOPOGRAPHY SHOWN HEREON  
WERE OBTAINED FROM AN AERIAL  
SURVEY BY: TMR ASSOCIATES, INC.  
155 W. HOSPITALITY LN., SUITE 122  
SAN BERNARDINO, CA 92408  
Phone (909) 890-3730  
DATE FLOWN: 10-28-02

GRADING PROPOSED:

APPROXIMATE EARTHWORK QUANTITIES:  
EXCAVATION: ± 8021 CY.  
EMBANKMENT: ±12900 CY.  
IMPORT: 4878 CY.

SOLAR ACCESS STATEMENT:

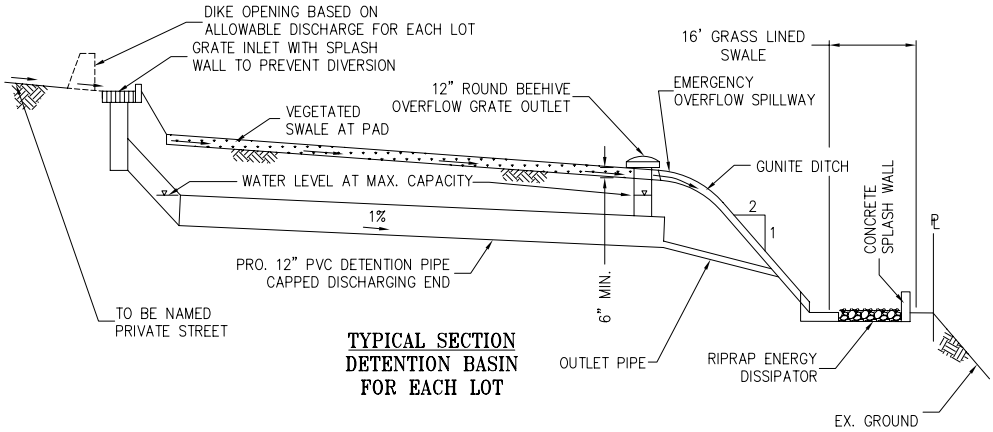
ALL LOTS WITHIN THIS SUBDIVISION HAVE A  
MINIMUM OF 100 SQUARE FEET OF SOLAR  
ACCESS FOR EACH FUTURE DWELLING UNIT.

EASEMENT NOTE:

AN EXISTING EASEMENTS TO FALLBROOK PUBLIC  
UTILITY DISTRICT RECORDED ON 06-01-1922 IN  
BOOK 751, PAGE 280, OF OFFICIAL RECORDS CAN  
NOT BE PLOTTED. EXACT LOCATION AND EXTENT OF  
SAID EASEMENT IS NOT DISCLOSED OF RECORD.

GRADING NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE  
DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT  
PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT  
ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT  
CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING  
SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING  
PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.



TYPICAL SECTION  
DETENTION BASIN  
FOR EACH LOT

OWNER / SUBDIVIDER

JOHN MASTROIANNI  
4861 SAN JACINTO CIR.  
FALLBROOK, CA 92028

06-29-06

DATE

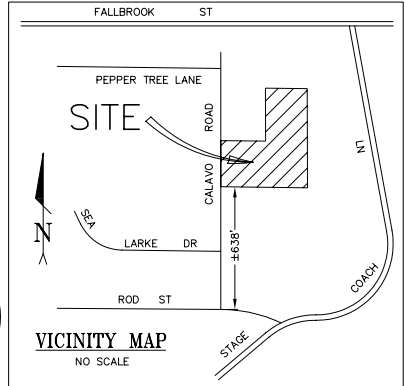
ENGINEER

CONSTRUCTION TESTING & ENGINEERING, INC.  
2414 VINEYARD AVENUE, ESCONDIDO, CA 92029  
(760)746-4955

RODNEY D. BALLARD  
RCE. 43345 EXP: 06-30-08

06-29-06

DATE



PREPARED BY



CONSTRUCTION TESTING & ENGINEERING, INC.  
PLANNING - CIVIL ENGINEERING - LAND SURVEYING - GEOTECHNICAL  
14441 MONTLE ROAD, SUITE 115 ESCONDIDO CA, 92026, PH: (760) 746-4955

CTE JOB NO. 10-5914

